



City of Loma Linda Official Report

Floyd Petersen, Mayor
Stan Brauer, Mayor pro tempore
Robert Christman, Councilmember
Robert Ziprick, Councilmember
Charles Umeda, Councilmember

COUNCIL AGENDA: March 28, 2006

TO: City Council

VIA: Dennis R. Halloway, City Manager *[Signature]*

FROM: Deborah Woldruff, AICP, Community Development Director *[Signature]*

SUBJECT: COUNCIL BILL O-2006-02 (Second Reading/Public Hearing/Roll Call)- Amending the Zoning Map from Multiple Family Residential to Planned Community (PC) for 8.82 acres, on the east side of Poplar Street at San Timoteo Creek Channel.
TENTATIVE PARCEL MAP NO. 17902 & CUP NO. 06-01- A proposal for a Planned Community residential development, subdivision of twenty-seven parcels into three lots and development of forty-four apartments, twenty five condominiums and thirty-seven single-family homes. (Corporation for Better Housing)

RECOMMENDATION

It is recommended that the City Council:

- 1) Open the public hearing, take testimony;
- 2) Waive reading of Council Bill # O-2006-02 in its entirety;
- 3) Direct the Clerk to read by title only;
- 4) Adopt Council Bill #O-2006-02 on roll call vote;
- 5) Approve Tentative Parcel Map No. 06-01 for three lots;
- 6) Approve Conditional Use Permit No. 06-01 for the 44-unit, three story affordable housing apartment building and conceptually approve 25 affordable condominiums and 37 single-family, market rate homes.

BACKGROUND

On March 14, 2006, the City Council reviewed the project presentation, adopted the Mitigated Negative Declaration, approved the first reading of the Ordinance (Council Bill # O-2006-02), approved the Certificate of Appropriateness and continued the item to March 28, 2006 for public

hearing on the Zone Change, Tentative Parcel Map, and Conditional Use Permit. Per City Council input at the March 14th meeting, Conditions of Approval have been modified to reflect the following:

Condition No 48- revised to a half basketball court.

Condition No.51-has been added to reflect the Homeowners Association (HOA) to maintain the front yard landscaping of the condominiums and single family homes.

Condition No.52-rear yard landscaping shall be provided for the single family homes. However, homeowners are required to maintain rear yard landscaping in a safe and attractive manner.

A Disposition and Development Agreement is currently under negotiation and will be brought back for City Council review.

ANALYSIS

As stated in the March 14th City Council report (Attachment B), the proposed PC zoning is not anticipated to result in any land use impacts to the surrounding area and would limit this area to a planned, gated residential community with ancillary amenities and a Homeowners Association.

The recommendation from the Planning Commission at their meeting on March 1, 2006 regarding the Conditional Use Permit (CUP) was for approval of the apartment building and conceptual approval of the condominiums and single family residences. Per the revised conditions of approval, the applicant will submit a Tentative Tract Map and Precise Plan of Design at a later date to address architectural design issues for the condominiums and single family residences (Attachment C).

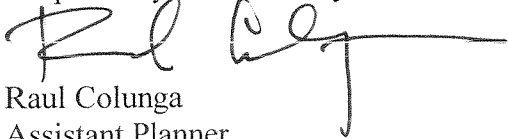
ENVIRONMENTAL

On March 14, 2006, the City Council adopted a Mitigated Negative Declaration for the project.

FINANCIAL IMPACT

The Zone Change is a legislative act and no financial impacts are anticipated. The project will generate Development Impact fees in excess of \$1,000,000.

Respectfully Submitted by



Raul Colunga
Assistant Planner

ATTACHMENTS

- A. Council Bill # O-2006-02
- B. March 14, 2006 City Council Staff Report
- C. Conditions of Approval (Revised on March 14, 2006)

Attachment A

Council Bill # O-2006-02

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOMA LINDA FROM MULTI-FAMILY RESIDENCE (R-3) TO PLANNED COMMUNITY (PC) FOR THAT AREA ON THE EAST SIDE OF POPLAR STREET AT SAN TIMOTEO CREEK CHANNEL AND APPROXIMATELY 300 FEET NORTH OF VAN LAUEVEN STREET CONSISTING OF APPROXIMATELY 8.82 ACRES (ZONE CHANGE NO. 06-01)

Section 1. Adoption of Ordinance: The City Council of the City of Loma Linda, California, does hereby ordain as follows:

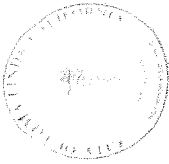
Section 2. Statement of Intent: It is the purpose of the Ordinance to amend various zoning designations in this City and adopt a revised Zoning Map.

Section 3. Amendment of Zoning Designation: The zoning of the City of Loma Linda is hereby amended to change the following described property within the City of Loma Linda from R-3 (Multi-Family) to Planned Community (PC) zoning per Exhibit "A" attached hereto and made a part hereof:

That property generally described as approximately 8.82 acres lying on the east side of Poplar Street at the San Timoteo Creek Channel and approximately 300 feet north of Van Leuven Street.

Said property shall be subject to the provisions of the development plan approved by the Planning Commission and City Council and PC zoning text per Exhibit "B" attached hereto and made a part hereof.

Section 4. Validity. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such holding or holdings shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.



Ordinance No.
Exhibit "A"

Zone Change of 8.82 acre site from R3,
Multiple Family Residence to Planned
Community (PC) Zone



LEGEND



CUP NO. 06-01

**Poplar Street
Planned Community Document**

1. Use
The proposed Planned Community consists of a pedestrian friendly mixture of residential and open space, with community amenities, extensive landscaping, and private street access from Poplar Street. SEE ATTACHED SITE PLAN.
2. Development Objectives
It is the non-profit Developer's intent to provide a planned community of 106 residential units, with associated project amenities, including a centrally located community building/computer lab, recreation areas, swimming pool, ½ basketball court, well landscaped open space and pedestrian access to an asphalt running trail along San Timoteo Creek Channel. To further enhance the proposed development, all residential units will participate in the Loma Linda Connected Community Program, accessing high speed internet connections through a fiber optic network infrastructure. Site improvements will include private streets, with two points of access to and from Poplar Street, and enhanced landscape treatment.
3. Area / Density
Proposed community consists of an area of 8.82 acres and a density of 106 units, or approximately 12.02 dwelling units per acre.
4. Building Height
Rental units consist of a 3-story elevator building with subterranean parking; 25 two-story condominiums, and 37 one and two-story single family homes with garages.
5. Setbacks
See conceptual site plan for detailed setbacks. Based on the Draft General Plan Housing Element Section 2.3.5, minimum setback requirements follow: front: 15 feet, rear 5 feet, and side 5 feet. Proposed setbacks from the property lines meet the minimum requirements. Driveways have a minimum length of 15 feet from the street. Side yards have a minimum of 5 feet, on each side. The proposed site plan allocates maximum space to the backyards of each single family home, to provide private space for family entertainment.
6. Recreational Facilities
As shown in the attached site plan, the new community design offers two separate recreation areas with guest parking.

The northern recreation area, bordering along the San Timoteo Creek Channel will include a basketball court, barbeque/picnic areas, a tot lot, well landscaped open space and gated pedestrian access to a running trail along San Timoteo Creek Channel. This area creates attractive recreational space between the proposed rental units and the single family homes.

The second recreation area is surrounded by single family homes and

condominiums. The area includes a 2400 sq. ft community building, designed for community gatherings, and equipped with state-of-the art computers for educational use; a swimming pool, barbeque/picnic areas, tot lot, and well landscaped open space. The homes and condos will also have gated pedestrian access to the running trail along San Timoteo Creek Channel.

7. Homeowners Association

The residents of the condominiums and of the single family homes will be bound by a Homeowners Association with rules and regulations outlined in CC&Rs and Bylaws. The Associations will initially be formed by the non-profit developer and will transition to resident boards that will meet regularly to run the association. The Associations will be responsible for the enforcement of the CC&R's through violation letters, hearings, fines and, if necessary, further action.

8. Lot Sizes

Poplar Street single family lots range in size from 2,960 to 5,030 square feet, with an average of 3,585 square feet, roughly 12 units per acre. All single family lots have garage fronts, with windows along the top portion of each garage door. Minimum garage dimensions equal 20 ft x 20 ft.

9. Parking Requirements

In accordance with City requirements: each single family home provides garage parking for at least two vehicles (37 x 2 = 54 garage), plus front driveways (minimum of 15 feet in length) that may accommodate guest vehicles.

In accordance with City requirements: each condominium provides two private garage spaces per residence (25 x 2 = 50 garage), plus additional surface parking for guests, based on bedroom count (38 guest spaces).

The proposed apartment structure provides 62 garage spaces, plus an additional 45 surface parking spaces for residents and guests, for a total of 107 parking spaces for 44 units (average 2.43 per unit). Proposed rental parking spaces greatly exceed the requirements set forth in the State of California Density Bonus, SB 1818, Government Code Section 65919-65918 (see attached). Said legislation would require 85 spaces for the proposed affordable housing project (1 per one-bedroom unit, 2 per two-bedroom unit, 2 per 3-bedroom unit, and 2.5 per 4-bedroom), or an average of 1.932 per unit. The State of California requirements supersede the City's Draft Housing Element calculation of 123.5 spaces or 2.807 spaces per unit, based on the proposed bedroom count.

10. Landscaping Requirements

The developer shall provide a colored landscape plan, to be reviewed and approved by City.

The developer shall provide landscaping and irrigation for all rental and ownership units. The developer shall also provide landscaping and irrigation for all common

areas, including open space and parkways. The HOA for the condominiums and the HOA for the homeowners will be responsible for maintaining the common area and parkways.

Front and backyard landscaping and irrigation shall be installed by the developer. Each individual homeowner shall be responsible for maintaining his yard landscaping and irrigation in a clean and attractive condition.

Each single family lot is plotted with one twenty four inch box tree. The second tree required per City Landscape regulations for each of the single family lots has been addressed with enhanced tree plantings in the two park areas and along the northern project boundary.

11. Architectural Review Committee

Notwithstanding any of the aforementioned restrictions, any alteration or improvement to a dwelling unit or lot is subject to the constraints, requirements and approval of the HOA Architectural Review Committee.

12. Traffic Study

A focused traffic study was conducted by Transportation Engineering and Planning, Inc. on January 21, 2006. The analysis of current and projected traffic conditions identified a deficiency at the intersection of Poplar at Redlands Boulevard. The engineer stated that the project is not contributing to the existing deficiency. The engineer further recommended signalization of the intersection, with a 3% fair share contribution by the project.

Attachment B

**March 14, 2006
City Council Report**



City of Loma Linda Official Report

Floyd Petersen, Mayor
Stan Brauer, Mayor pro tempore
Robert Christman, Councilmember
Robert Ziprick, Councilmember
Charles Umeda, Councilmember

COUNCIL AGENDA: March 14, 2006

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: ZONE CHANGE NO. 2006-0001, TENTATIVE PARCEL MAP 17902 (TPM) NO. 06-01, CUP NO. 06-01- A proposal to change the zoning on an 8.82 acre parcel from Multiple Family Residential to Planned Community, subdivide twenty-seven parcels into three lots and develop forty-four apartments, twenty five condominiums and thirty-seven single-family homes on the east side of Poplar Street at San Timoteo Creek Channel. The project includes a Certificate of Appropriateness for the demolition of six residential structures.

RECOMMENDATION

The recommendation is that the City Council review the project, approve the Mitigated Negative Declaration, approve the first reading of the Ordinance (Council Bill O-2006-02), approve the Certificate of Appropriateness and continue the item to the public hearing on March 28, 2006.

BACKGROUND

On January 19, 2006, Corporation for Better Housing submitted an application for the above referenced project. On January 24, 2006, the project was reviewed by the Administrative Review Committee (ARC). The ARC comments have been incorporated into the project.

On February 6, 2006, the Historical Commission reviewed the project and recommended approval of the certificate of appropriateness for the demolition of the six residential structures. They also recommended the addition of a community garden for project residents. This is reflected in the revised conditions of approval.

During the public hearing process on March 1, 2006, the Planning Commission approved the Zone Change, Tentative Parcel Map and the apartment component of the conditional use permit and approved in concept the homes and condominiums. The Planning Commission forwarded

the project to the City Council with recommendations to adopt the Mitigated Negative Declaration and approve the project based upon findings and subject to the revised Conditions of Approval.

ANALYSIS

A detailed analysis of the project is available in the March 1, 2006 Planning Commission Staff Report (Attachment A).

Project Description

A Tentative Tract Map is needed for further subdivision of the two remaining parcels slated for condominiums and single family homes. In addition, a Precise Plan of Design (PPD) will be required for the design and layout of the condominiums and single family homes. These two applications will be brought back before Planning Commission and City Council for further review.

Analysis

The concerns from Planning Commission include the following:

Architecture. The Planning Commission approved in concept the site layout and architecture for the houses and condominiums; however, they had concerns about the lack of front porches on some units and uninviting porches on others, and garage dominated architecture for the single family homes. It was suggested that the condominiums should have different colors and styles and reference was made to treat them as individual units similar to row houses. The Commission agreed that their comments and concerns pertaining to the final site layout and architectural design of the condominiums and houses will be addressed through the PPD process.

The Planning Commission's comments were constructive. In regards to the single family homes, the applicant will work with their architect to address the porch and garage issues. For the condominiums, it appears architecturally feasible to treat the units on an individual basis. This will require the redesign of the condominium units to have different colors, different window styles and different roof pitches.

Recreational Amenities. It was suggested that the half court basketball court be revised to a full size basketball court as part of the recreational amenities for the apartment complex. The other suggested modification was to widen the width of the interior walkways shown on the site plan in excess of five feet in width. The conditions of approval have been revised to reflect these modifications (Attachment B- Condition Nos. 48 & 49).

While it is a good idea to do a full size basketball court, the trade off is that it will reduce the amount of park space and the amount of guest parking spaces for the apartment complex. Because, this amenity is part of the apartment complex, which requires immediate consideration, staff requests the City Council render a decision on the half or full court requirement at this time.

Trash Enclosure. The Planning Commission recommended that the asphalt in front of exterior trash enclosures be thickened to accommodate the weight of the trash truck during pickup service (Condition No. 50). However, the project is designed to be a private community and shall meet the minimum four inch thick City pavement standard, which is more than adequate to handle the weight of trash trucks. The Commission's concerns stemmed from public testimony regarding damaged pavement in older developments throughout the City that predate the four-inch pavement standard.

Public Comments

At the Planning Commission meeting, testimony was received from two area residents. One had concerns regarding the building height of the apartment building and the other discussed the asphalt in front of the trash enclosures. In addition, notices were sent out to reviewing agencies for comments. One response letter was received from San Bernardino County Public Works Department, who had no comments and thanked us for the opportunity to review the project.

ENVIRONMENTAL

On February 8, 2006, a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration and Initial Study was prepared and released for public review. The California Environmental Quality Act (CEQA) mandatory 20-day public review period began on February 9, 2006 and ended on February 28, 2006. The Initial Study evaluates the potential impacts of the project and identifies appropriate mitigation measures. All of the potential impacts that were identified in the Initial Study can be mitigated to below a level of significance. If approved, the mitigation measures will be included as project Conditions of Approval. No comments on the environmental document were received during the public comment period.

FINDINGS

The recommended findings for the Zone Change, Tentative Parcel Map, and Conditional Use Permit are contained in the March 1, 2006 Planning Commission Staff Report (see Attachment A).

The project is consistent with the existing and Draft General Plan Land Use designation (High Density Residential). The proposed Planned Community (PC) is compatible with the existing and future land uses in the surrounding area.

The project will provide new housing opportunities for homeowners and renters on the north side of the City. Staff recommends approval of the project because it will allow the applicant to provide market rate and income restricted housing, which will allow the City to reduce its affordable housing deficit. Also, the project will not adversely affect properties in the vicinity, or unreasonably interfere with the use and enjoyment of nearby properties. The project will not adversely affect the public peace, health, safety or general welfare of the community.

FINANCIAL IMPACT

The amount of revenue that the project will bring to the City in Development Impact fees is currently estimated to be \$1,068,472. In addition, the project will be subject to Plan Check, Building Permit, Grading Permit, and Fire Plan Check/Inspection fees. The project site is located on property owned by the Redevelopment Agency (RDA) in the RDA Project Area. The condominiums and apartments will have affordability covenants. A Disposition and Development Agreement is currently under negotiation and will be brought back to Planning Commission and City Council for review.

Respectfully Submitted by

Raul Colunga
Assistant Planner

ATTACHMENTS

- A. March 1, 2006 Planning Commission Staff Report
 - 1. Vicinity Map
 - 2. Project Plans (Site, Elevation, and Floor Plans)
 - 3. Mitigated Negative Declaration (NOI/Initial Study)
 - 4. Conditions of Approval (Not Included)
- B. Conditions of Approval (Revised on March 1, 2006)

I:\Project Files\CUP\06-01 Corp for Better Housing\Report for City Council 03-14-06.doc

Attachment C

**Revised
Conditions of Approval**

CONDITIONS OF APPROVAL
Parcel Map (PM) No. 17902
Conditional Use Permit (CUP) No. 06-01
(Revised by City Council on 03-14-06)

COMMUNITY DEVELOPMENT DEPARTMENT

General

1. Within one year of this approval, the Conditional Use Permit shall be exercised by substantial construction or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

PROJECT:

TENTATIVE PARCEL MAP NO. 17902
CONDITIONAL USE PERMIT (CUP) NO. 06-01

EXPIRATION DATE:

MARCH 28, 2007
MARCH 28, 2007

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
3. The Owner shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, Owner shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which Owner's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity. City shall promptly notify the Owner of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the Owner shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.
4. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall

require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:

- a. On-site circulation and parking, loading and landscaping;
 - b. Placement and/or height of walls, fences and structures;
 - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
 - d. A reduction in density or intensity of the development project.
5. Conditions in italics are not approved at this time and will be added to the future Tentative Tract Map (TTM) and Precise Plan of Design (PPD) for Phase 2 &3.
 6. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions and performance standards imposed on the intended use by this permit.
 7. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
 8. Signs are not approved as a part of this permit. Prior to establishing any new signs, the applicant shall submit an application, and receive approval, for a sign permit from the Planning Division (pursuant to LLMC, Chapter 17.18) and building permit for construction of the signs from the Building Division, as applicable.
 9. The applicant shall submit proposed street names to the Community Development Department for review by the Historical Commission and the approval of the City Council pursuant to the City of Loma Linda Park and Facilities Names Policy Procedure.
 10. A Mitigation Monitoring Report Program (MMRP) is required for this project.

11. A Final Phasing Plan shall be submitted to the Community Development Department for review and approval prior to issuance of any Building or Construction Permits.
12. The applicant shall comply with all of the Public Works Department requirements for recycling prior to receiving a Certificate of Occupancy.
13. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code and due to the sensitive receptors on-site and in the surrounding neighborhoods, construction activities shall be further restricted to cease between the hours of 6:00 p.m. to 7:00 a.m.
14. The applicant shall provide a minimum of 269 standard parking spaces (107 spaces for the apartments, 88 for the condominiums and 74 for the single family homes) and shall include 3 accessible standard spaces for the apartment complex (two accessible van spaces, one standard space). The accessible parking required for the project shall be placed and constructed as per the State of California Accessibility Standards, Title 24 California Administrative Code. Further spaces maybe required as part of plan check review.
15. Prior to issuance of Certificate of Occupancy, the applicant shall submit a photometric plan and final lighting plan to City staff showing the exact locations of light poles and the proposed orientation and shielding of the fixtures to prevent glare onto existing homes to the east and potential residential development to the north.
16. All construction shall meet the requirements of the latest adopted California Building Code (CBC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of any Building Permit(s).
17. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of any Building and/or Construction Permits.
18. Prior to issuance of any Building and/or Construction Permits, the applicant shall submit to the Community Development Department proof of payment or waiver from both the City of San Bernardino for sewer capacity fees and Redlands Unified School District for school impact fees.
19. The developer shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise plan of design, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.

20. The trash receptacle location and design shall be approved by the waste hauler company, Waste Management, and written proof of the approval shall be provided to the Community Development Department prior to issuance of building permits.
21. A water test shall be required to determine if water is aggressive to copper or metal pipe. The Ph and dissolved oxygen contents must be provided in the water test and results submitted to the Building Division prior to issuance of building permits. If plastic pipe is proposed, approval from the Building Division shall be required prior to issuance of building permits.
22. Approval of ZC No. 06-01, PM No.06-01, and CUP No. 06-01 is contingent upon the applicant and property owners signing and returning an "Agreement to Conditions Imposed" form as established by the Community Development Department.
23. The applicant shall enter into a Disposition and Development Agreement (DDA) with the Loma Linda Redevelopment Agency (RDA).

Architecture

24. The Loma Linda Connected Communities Hub structure shall be completed prior to occupancy of phase one.
25. *Sales model complex and common areas shall provide access to disabled persons. Provide notes to indicate accessible paths of travel to the sales area including pedestrian gates, sidewalks and accessible parking. A parking space at the model complex area shall be designated as van accessible with an eight-foot aisle.*
26. The applicant shall note on the final plans that a six-foot-high chain-link fence shall be installed around the site prior to building construction stages. Gated entrances shall be permitted along the perimeter of the site for construction vehicles.
27. *The top panels of the garage doors for the condominiums and single family homes shall include windows.*
28. *The front doors shall match the styles of architecture for each house and condominium. Review and approval by the Community Development Department shall be required.*
29. *Where appropriate and where space permits, the applicant shall provide shutters on all larger windows of the homes and condominiums for more visual interest. Modified elevations shall be reviewed and approved by the Community Development Department.*
30. Final street light style and specifications shall be included in the working drawings, subject to review and approval of the Public Works and Community Development Departments prior to issuance of permits for the production homes.

31. *The mailbox kiosks shall be architecturally enhanced. The final mailbox architectural details indicating color and exterior treatment shall be included in the working drawings, subject to review and approval of the Community Development Department and prior to issuance of permits for the production homes.*
32. The project proponent shall prepare visual simulations that references heights and distances to travelers/pedestrians on Poplar Street and San Timoteo Creek Channel.

Landscaping

33. As per the Migratory Bird Treaty Act and CDFG Codes, removal of any trees, shrubs, or any other potential nesting habitat, should be conducted outside the nesting season. The nesting season generally occurs between early February through August, but can vary slightly from year to year. If trees are to be removed during the nesting season, immediately prior to grading, the project proponent should have a breeding bird survey conducted by a qualified biologist to identify any potential nesting activities. This survey shall be submitted to the Community Development Department prior to issuance of rough grading permits during the time specified above. Trees should be saw cut and removed outside the breeding season and left down until all grading activities are complete to avoid nesting issues.
34. The applicant shall submit three sets of the final landscape plan prepared by a state licensed Landscape Architect, subject to approval by the Community Development Department, and by the Public Works Department for landscaping in the public right-of-way. Landscape plans for the Landscape Maintenance District shall be on separate plans.
35. *All shrubs proposed in the front yards, and exterior side yards of the single family homes, which are planted by the developer, shall be a minimum of five gallon in size.*
36. *Each single family home shall have one 24-inch box size tree for the individual lots. The second tree required for each of the homes shall be incorporated into the two park spaces or along the channel frontage.*
37. *The six foot masonry wall at the rear of the single family homes that back up to the parking lot for the apartments shall incorporate anti graffiti measures such as climbing vines, spray on coating.*
38. Any graffiti is to be removed in 72 hours. The HOA for the condominiums and houses is responsible for removal.
39. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan and these conditions of approval. Any and all fencing shall be illustrated on the final landscape plan.

40. The landscape plan shall include a tree buffer along the northern boundary of the site between along the San Timoteo Creek Channel and proposed residential development. Tree and shrub species shall be selected based on compatibility with species proposed for the restoration efforts along San Timoteo Creek.
41. Prior to construction, a certified Arborist shall evaluate all on-site trees and prepare a report that includes recommendations for relocation or replacement of all healthy trees.
42. Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modifications to the landscape plans shall be reviewed and approved by the Public Works and Community Development Departments prior to issuance of permits.
43. The applicant, property owner, and/or business operator shall maintain the property and landscaping in a clean and orderly manner and all dead and dying plants shall be replaced with similar or equivalent type and size of vegetation.
44. A pedestrian walkway shall be provided directly from the front entry of the apartment building to the sidewalk on Poplar Street.
45. *For single family development, concrete pedestrian walkway shall be provided from the driveway to the side yard gate of the homes where the receptacle containers are stored. A pad for the receptacle containers shall be provided and reviewed by the Community Development Department prior to issuance of building permits. The pad shall be large enough to accommodate three containers.*
46. *A landscaped courtyard shall be provided on all Plan 3 single family homes.*
47. A community garden element for all residents shall be incorporated into the landscape design of the project. Review and approval required by Community Development Department prior to issuance of permits.
48. *The landscape plans for the apartment building park space shall be revised to incorporate a full-size half court basketball court (modified by CC on 03-14-06).*
49. *Walkways(sidewalks) shown in the interior of the project shall be in excess of the five foot City standard requirement.*
50. The applicant shall provide thickened pavement in front of trash enclosures to accommodate the weight of trash enclosures.
51. *The Homeowners Association (HOA) shall maintain front yard landscaping for the condominiums and single family homes (modified by CC on 03-14-06).*
52. *Rear landscaping shall be provided for the single family homes (modified by CC on 03-14-06).*

Noise

53. Indicate the location of air conditioner condensers in the yards and address the noise level issues according to City of Loma Linda Noise Ordinance.
54. *Entry doors, sliding glass doors, and French doors shall be wellweather-stripped solid fiberglass and solid core steel clad entry doors. The weather-stripping around the entire perimeter of the doors should consist of neoprene bulb gaskets that are compressed when the doors are closed to form an airtight seal. A wooden astragal with neoprene bulb gaskets should be used at double doors to ensure an airtight seal.*
55. The interior noise standard of 45 dBA is to be met in all units with windows closed. Therefore, ventilation is needed per the Uniform Building Code standards in order to provide a habitable environment with windows closed.
56. Exterior walls at all units should be constructed with gypsum wallboard interior, 7/8" stucco exterior, with minimum R-13 insulation batts between the studs. All joints should be well fitted and/or caulked to form an airtight seal.
57. The roof system at all units should have tile over sheathing, R-19 fiberglass insulation, drywall, and vented.
58. Interior sound absorption within the units should be achieved with carpet (having a minimum 5/16" thick pile) and pad in all habitable rooms, with the exception of kitchens and bathrooms.

Cultural Resources

59. Should resources be unearthed during grading, a vertebrate paleontologist shall be contacted to determine the significance, and make recommendations for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.
60. In the event that human remains are encountered during grading, all provisions of state law requiring notification of the County Coroner, contacting the Native American Heritage Commission, and consultation with the most likely descendant, shall be followed.

FIRE DEPARTMENT

61. All construction shall meet the requirements of the editions of the Uniform Building Code (UBC)/California Building Code (CBC) and the Uniform Fire Code (UFC)/California Fire Code (CFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.

62. Pursuant to UBC Section 904.2.2, as amended in Loma Linda Municipal Code (LLMC) Section 15.08.220, and as further modified herein, all future buildings to be constructed within the area of the tract shall be equipped with fully automatic fire sprinkler systems meeting the requirements of either National Fire Protection Association (NFPA) 13D (single family) or 13R (apartments and townhouses). Garages shall be included in the design for all systems.
63. Pursuant to UFC Section 1001.3, plans and specifications for the fire sprinkler systems shall be submitted to Fire Prevention for review and approval prior to installation.
64. A utility improvement plan showing the proposed locations for fire hydrants shall be submitted to Fire Prevention for review and approval as part of the plan review process (may be done in conjunction with Public Works Engineering plan review).
65. Parking shall be prohibited as specified at time of Fire Prevention plan review, in order to provide for the movement of emergency and other vehicles.
66. Lot address shall be as assigned by the Department of Public Safety in a separate document, upon receipt of a working copy of the final tract map.
67. Controlled-access gates shall be equipped with an approved device to permit remote-control opening for fire and other emergency vehicles.
68. Fire Station and Fire Equipment Development Impact Fees shall be assessed to the project at the rates established for Single-Family Residential development in the City's Resolution "Establishing A Schedule Of Development Impact Fees To Finance Capital Facilities Necessitated By New Development" legally in effect at the time of issuance of building permit. Pursuant to LLMC Chapter 3.28, plan check and inspection fees shall be collected at the rates established by City Manager's Executive Order.

PUBLIC WORKS DEPARTMENT

69. A tentative tract map with a condominium overlay is needed to subdivide the two parcels designated for the single family homes and condominiums into individual lots.
70. The applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generating fugitive dust, which will include but not be limited to the use of best available control measures and reasonably available control measures such as:
 - a. Water active grading areas and staging areas at least twice daily as needed;
 - b. Ensure spray bars on all processing equipment are in good operating condition;
 - c. Apply water or soil stabilizers to form crust on inactive construction areas and unpaved work areas;
 - d. Suspend grading activities when wind gusts exceed 25 mph;
 - e. Sweep public paved roads if visible soil material is carried off-site;

- f. Enforce on-site speed limits on unpaved surface to 15 mph; and
 - g. Discontinue construction activities during Stage 1 smog episodes.
71. During grading activities, the contractor shall use a diesel particulate filter to reduce emissions from off-road and on-road equipment.
72. The applicant shall implement the following construction practices during all construction activities to reduce NO_x emission as stipulated in the project Initial Study and identified as mitigation measures:
- a. During on-site construction, the contractor shall use a lean-NO_x catalyst to reduce emissions from off-road and on-road equipment diesel exhaust.
 - b. The contractor shall use coating and solvents with a volatile organic compound (VOC) content lower than required under Rule 1113.
 - c. The developer/contractor shall use building materials that do not require on-site painting.
 - d. The developer/contractor shall use pre-painted construction materials where feasible.
73. The applicant shall ensure that exterior and interior paints and coatings are not sprayed onto wall or other surfaces, but rather applied with a brush or roller to reduce ROG emissions. As an alternative, the applicant may use exterior construction materials that have been pretreated or coated by the manufacturer.
74. Prior to issuance of grading permits, a site-specific geotechnical study shall be performed to determine the liquefaction potential at the site. Recommendations within the report shall be made conditions of approval.
75. Submit an engineered grading plan with hydrology study and preliminary soils report.
76. Construct/install/repair all off-site improvements, including paving, curb and gutter, medians, sidewalk, street lights, street trees, driveway approaches, trails, landscaping and utilities. All work shall meet the City of Loma Linda standards.
77. All utilities shall be underground. The City of Loma Linda shall be the water and sewer purveyor.
78. Applicant shall pay fair share cost analysis for intersection street improvements as stated in traffic study.
79. All public improvement plans shall be submitted to the Public Works Department for review and approval.
80. The City of Loma Linda Recycling policy applies.
81. All NPDES regulations apply.

82. Any damage to existing improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.
83. Construct Poplar Street to the west project boundary at its ultimate half-section width as a Collector (64 foot right-of-way) including landscaping and sidewalks in conjunction with development.
84. Prior to issuance of grading permits, the applicant shall submit to the City Engineer a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Dischargers Identification Number) shall be submitted to the City Engineer for coverage under the NPDES General Construction Permit. (Mitigation Measure)
85. The developer shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Public Safety Department. (Mitigation Measure)
86. The project proponent shall incorporate interior and exterior storage areas for recyclables.
87. The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.
88. Record a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act prior to issuance of all permits.
89. At the time of Final Tract Map submittal, include the following: Traverse calculations (sheets), copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. The traverse calculation sheets to show error of closure. Inverse calculations will not be acceptable for plan check review.

Soils/Geology/Grading

90. Submit grading plans, preliminary soils report and hydrology/hydraulic study to the Public Works Department for review and approval. The precise grading plan for the project must be approved prior to issuance of any building permits. NPDES regulations apply. A copy of your approved SWPPP and NOI issued by the State Water Resources Control Board shall be submitted to the Public Works Department.
91. Submit and obtain Public Works Department approval of an erosion/sediment control plan to minimize potential increases in erosion and sediment transport during short-term construction and long-term operational activity prior to issuance of any grading or building permits.

92. Dust control will be made a condition of the grading plans for this project.
93. Submit structural design and location for any required walls for review by the Building and Safety Division.
94. Submit soils report, prepared by a licensed professional, filed with and approved by the Public Works Department prior to recordation. Submit deposit to cover the costs of the review with the report. An additional deposit may be required or a refund issued when the costs do not match the deposit. Pay review costs in full prior to recordation of the Final Map.
95. Soil sampling and analysis of visibly stained soils will be conducted prior to any grading or earthmoving activities. Certification that this work has been completed by a licensed engineering geologist, filed with and approved by the Public Works Department, shall be provided prior to the issuance of any grading permits. Any soil that is determined to contain contaminants in hazardous concentrations will be properly treated and/or removed by a qualified hazardous waste company.
96. Submit original wet signed and stamped grading certifications from the soils engineer and the grading engineer, along with compaction reports to the Public Works Department.
97. Grading operations for the site will be conducted over the entire site to ensure that soil mixing and aeration in accordance with the Soils Report.
98. The precise grading plan for the project must be approved by the City of Loma Linda prior to issuance of any building permits.
99. Submit final grade certifications, by the grading engineer, to the Public Works Department prior to issuance of any Certificate of Occupancy.

Street Improvements

100. Install or bond for all off-site improvements prior to recording the final map.
101. Construct full street improvements (including, but not limited to curb and gutter, asphalt concrete pavement, aggregate base, sidewalk, one drive approach per lot, and street lights) on all interior streets to the standards of the City of Loma Linda. The Director of Public Works /City Engineer shall approve street widths.
102. Street light locations are to be approved by the City of Loma Linda. Streetlights shall be installed and energized prior to release for occupancy for any houses.
103. Any streets damaged as a result of new services will be repaired as required by the Public Works Department prior to occupancy.

104. Provide adequate corner sight distance per Caltrans standards at intersection and submit verification of same to the Public Works Department as required in conjunction with plan checking of the street improvement plans.
105. Install street name signs and traffic control signs with locations and types approved by the Public Works Department prior to occupancy.
106. "Record Revisions" shall be made to all plans to reflect the changes to the improvements as constructed.
107. Submit a thorough evaluation of the structural road section, from a qualified soil engineer, to the Public Works Department. Include a recommended street structural section, designed for a service life of 20 years as outlined in Section 600 of the Caltrans Highway Design Manual. The minimum section is 3-1/2" A.C./6" C.A.B. for local streets and 4" A.C./6" C.A.B. for collector streets. The Public Works Department will provide the traffic index.
108. Design public improvements including sidewalk, drive approaches and handicap ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code.

DEDICATION

109. Dedicate by Final Map or separate document 12 feet on Poplar Street.
110. Public utility easements shall be dedicated to cover all utilities either by map or separate document.
111. Stripe and sign for bike lanes on roadways designated by the City for bike lanes.
112. Dedicate interior street rights-of-way and all necessary easements by Final Map or separate document.
113. *All lettered lots including areas to be landscaped in front of project boundary walls or fences, along project street frontages and on major slopes shall be annexed to the City's Landscape Maintenance District in accordance with City policy. The Homeowners Association will be responsible for maintenance of the areas within the tract.*
114. Landscape Maintenance District annexation proceedings shall be completed prior to final map approval.
115. Provide dedication of Right-of-way, including off-site to transition traffic and drainage flows from proposed to existing, to the City.

HYDROLOGY/DRAINAGE

116. All lots shall drain to streets. All additional drainage due to development shall be mitigated on-site, no cross lot drainage will be allowed unless suitable easements are provided. A Water Quality Management Plan is required to address on-site drainage construction and operation.
117. Provide adequate City of Loma Linda Drainage Easements (minimum fifteen [15] feet wide) over the natural drainage courses and/or drainage facilities. Design easements to contain the 100-year frequency storm flow plus bulking and freeboard per approved City criteria.
118. Provide engineered plans for all drainage improvements, to the Public Works Department for approval prior to any construction activity.
119. A complete hydrology study and hydraulic calculations shall be submitted for review and approval by the Public Works Department.
120. All necessary precautions and preventive measures shall be in place in order to prevent material from being washed away by surface waters or blown by wind. These controls shall include at a minimum: Regular wetting of surface or other similar wind control method, installation of straw or fiber mats to prevent rain related erosion. Detention basin(s) or other appropriately sized barrier to surface flow must be installed at the discharge point(s) of drainage from the site. Any water collected from these controls shall be appropriately disposed of at a disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.
121. Appropriate controls shall be installed to prevent all materials from being tracked off-site by vehicles or other means. These controls may include gravel exits or wash-down areas. Any materials tracked off-site must be removed as soon as possible, no later than the end of the operation day. This material shall be disposed of at an appropriate disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.

UTILITIES

122. Sewage connection shall be to the City of Loma Linda system.
123. Provide all utility services to each lot, including sanitary sewers, water, electric power, cable, gas, and telephone. Each lot shall be separately metered. All utilities are to be underground.

124. Provide a non-potable water system to service the two landscaped parks in the middle of the development in accordance to the Landscape Maintenance District requirements.
125. All fire hydrants and their distribution mains shall be made part of the Public System.
126. The developer/owner shall pay for the relocation of any power poles or other existing public utilities as necessary.
127. Water mains, fire hydrants, services and meters shall be sized and installed to City of Loma Linda standards and as shown on the approved utility plans for the development. These utilities shall be public and constructed within public right-of-way or public utility easements. Submit plans for review and approval.
128. Improvement plans are to include all connections and locations to the City mains for on-site irrigation, including all meter and backflow prevention devices.

CONSTRUCTION

129. Obtain a permit prior to any construction within the City's right-of-way.
130. Any abandoned wells on the property or similar structures shall be destroyed in a manner approved by the Public Works Department in accordance with the State of California Department of Health Services.
131. No commencement of public street work, except rough grading, until dedication for that street has been recorded.
132. All underground structures, except those desired to be retained, must be broken in, backfilled, and inspected before covering.
133. During construction of the proposed improvements, equipment shall be properly maintained offsite, any leaks or spills shall be promptly contained and properly disposed.
134. Comply with the prevailing City standards and requirements at the time of construction.
135. Prior to construction of the proposed improvements, the project proponent will provide a traffic control plan that will describe in detail safe detours around the project construction site and provide temporary traffic control (i.e. flag person) during demolition debris transport and other construction related truck hauling activities.
136. The site shall be treated with water a minimum of twice per day, or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM₁₀ emissions, in accordance with SCAQMD Rule 403.

137. Poplar Street and other proposed on-site streets shall be swept according to a schedule established by the City to reduce PM₁₀ emissions associated with vehicle tracking of soil off-site. The site access haul road will be watered a minimum of twice daily. Timing may vary depending upon time of year of construction.
138. Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM₁₀ emissions from the site during such episodes.
139. Vehicle speeds shall be restricted to less than 15 miles per hour on unpaved portions of the site.

CC & R's

140. *The applicant shall provide by CC&R's requiring condominium and single family homeowners to maintain the architecture and character of the buildings, and keep the properties in a neat, orderly, and well maintained manner prior to issuance of building permits.*
141. *The applicant shall be required to set up a Homeowners' Association (HOA).*
142. *All HOA and Landscape Maintenance District requirements and fees shall be disclosed to future home buyers prior to transfer of property. Disclosure documents shall be provided to the Community Development and Public Works Departments prior to issuance of permits for any temporary sales office.*
143. *Prior to approval of the final map, all organizational documents for the project including any deed restrictions, covenants, conditions, and restrictions shall be submitted to and approved by the Community Development Department and City Attorney's office. Costs for such review shall be borne by the subdivider. A copy of the final documents shall be submitted to the Community Development Department after their recordation. CC&Rs shall include but not be limited to the following provisions:*
 - A. *Since the City is interested in protecting the public health and safety and ensuring the quality and maintenance of common areas under control of a Homeowners' Association, the City shall be included as a party to the CC&Rs for enforcement purposes of those CC&R provisions in which the City has interest, as reflected by the following B through M. However, the City shall not be obligated to enforce the CC&Rs.*
 - B. *The requirement that Homeowners' Association bylaws be established.*
 - C. *Provisions for effective establishment, operation, management, use, repair and maintenance of all landscaped areas, walls and fences.*
 - D. *Membership in any Homeowners' Association shall be inseparable from ownership in individual dwelling units.*

- E. *Architectural controls shall be provided and may include but not be limited to provisions regulating exterior finishes, roof materials, fences and walls, accessory structures such as patios, sunshades, trellises, gazebos, awnings, room additions, exterior mechanical equipment, television and radio antenna.*
- F. *Maintenance standards shall be provided for applicable items listed in Section C above in CC&Rs. Examples of maintenance standards are shown below:*
 - (1) *All common area landscaping and private lawn areas visible from any public way shall be properly maintained such that they are evenly cut, evenly edged, free of bare or brown spots, free of debris and free of weeds above the level of the lawn. All planted areas other than lawns shall be free of weeds, dead vegetation and debris. All trees and shrubs shall be trimmed so they do not impede pedestrian traffic along the walkways. All trees shall also be root pruned to eliminate exposed surface roots and damage to sidewalks, driveways and structures.*
 - (2) *Common areas shall be maintained in such a manner as to avoid the reasonable determination of a duly authorized official of the City that a public nuisance has been created by the absence of adequate maintenance such as to be detrimental to public health, safety or general welfare, or that such a condition of deterioration or disrepair cause harm or is materially detrimental to property values or improvements within the boundaries of the subdivision and Homeowners' Association, to surrounding property, or to property or improvements within the project.*
- G. *Residents shall not store or park any non-motorized vehicles, trailers regardless of length, or motorized vehicles that exceed 7 feet high, 7 feet wide or 20 feet long in any parking or driveway area except for purpose of loading, unloading, making deliveries or emergency repairs except that the Homeowners' Association may adopt rules and regulations to authorize exceptions.*
- H. *The Homeowners' Association is responsible for monitoring and enforcing any and all parking regulations as they apply to private property. Individual property owners shall park vehicles in garage spaces. Storage of personal items may occur in the garages only to the extent that vehicles may still be able to be parked within the required garage spaces.*
- I. *All utility services serving the site shall be installed and maintained underground as depicted on the site plan.*
- J. *The Homeowners' Association shall be required to file the names, addresses, and telephone numbers of at least one member of the Association Board and where applicable, a Manager of the project before January 1st of each year with the City of Loma Linda Community Development Department for the purpose of*

contacting the association in the case of emergency or in those cases where the City has an interest in CC&R violations.

- K. *Perimeter project block walls to be constructed on private property shall be maintained and replaced, if necessary by a Homeowners' Association. This shall not preclude a Homeowners' Association from assessing charges to individual property owner for structural damage to the wall or fence.*
- L. No amendment to alter, modify, terminate or change the Homeowners' Association's obligation to maintain the common areas and the project perimeter wall or other CC&R provisions in which the city has an interest, as noted above, or to alter, modify, terminate or change the City's right to enforce maintenance of the common areas and maintenance of the project perimeter wall, shall be effective without the prior written approval of the City of Loma Linda Community Development Department.
 - a. Maintenance of all manufactured slopes on individual numbered lots shall be the responsibility of the individual property owners.

FEES/PERMITS/BONDING

- 144. Within forty-eight (48) hours of approval of the subject project, the applicant shall deliver to the Community Development Department, check or money order made payable to the **COUNTY OF SAN BERNARDINO** in the amount of \$35.00 (*thirty five dollars*) to enable the City to file the appropriate environmental documentation for the project. If within such forty-eight (48) hour period that applicant has not delivered to the Community Development Department the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act could be significantly lengthened.
- 145. Pay appropriate fees for plan check, inspection, GIS map plan update, and microfilming and storage of maps and plans, and other required fees.
- 146. Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of building permits.
- 147. Park In Lieu fees are required to offset the potential effect of new development upon existing recreational parks within the project area.
- 148. Fire Station and Fire Equipment Development Impact Fees shall be assessed to the project at the rates established for Single-Family Residential development in the City's Resolution "Establishing A Schedule Of Development Impact Fees To Finance Capital Facilities Necessitated By New Development" legally in effect at the time of issuance of building permit. Pursuant to LLMC Chapter 3.28, plan check and inspection fees shall be collected at the rates established by City Manager's Executive Order.

149. Submit proof of payment from the City of San Bernardino for sewer capacity fees and Redlands Unified School District to the Community Development Department prior to the issuance of any building permits.
150. Bond all required road, drainage, grading, water, sewer, and landscaping improvements in accordance with City Development Code unless constructed and approved prior to recordation of Final Map. No commencement of public street work until the dedication for that street has been recorded. No releasing of a deposit posted for erosion control and monumentation prior to completion of all on-site construction.
151. All studies required within these conditions require a deposit to cover the cost of the review of the studies. Additional deposits may be required or a refund issued when the costs do not match the deposits.

END OF CONDITONS